

Master Plan

Table of Contents

I. Introduction

A. Purpose and Intent	I-1
B. History of Concord's Master Planning	I-1
C. Consistency of Goals, Policies, and Recommendations	I-3
D. Legal Status	I-4
E. Information Presented for Standardized Geographic Areas of the City	I-4

II. A Vision for Concord

A. Introduction	II-1
B. The Year 2010 Master Plan	II-1
C. Vision 2020	II-2
D. The Concord Community Survey	II-3
E. The Vision for Concord	II-3
F. Summary	II-6
G. Supporting Studies	II-7

III. Land Use

A. Introduction	III-1
B. Land Use Goals	III-1
C. Land Characteristics and Existing Land Use	III-2
D. Urban Growth Boundary	III-4
E. New Directions for the City's Land Use	III-7
F. Future Land Use Categories Defined	III-11
G. The Future Land Use Plan	III-17
H. Land Use Policies & Recommendations for further Land Use Planning	III-24
I. Supporting Studies	III-28

IV. Housing

A. Introduction	IV-1
B. Housing Goals	IV-1
C. Concord's Population & Housing in 2000	IV-2
D. Population & Housing Trends	IV-6
E. Population & Housing Projections	IV-16
F. The Role of Housing in the City's Economic Development Strategy	IV-17
G. Affordable Housing	IV-20
H. Housing Policies & Recommendations	IV-22
I. Supporting Studies	IV-26

V. Economic Development

A. Introduction	V-1
-----------------------	-----

B. Economic Development Goals	V-1
C. Concord's Employment in 2000	V-1
D. Employment Projections	V-8
E. Property Tax Base	V-11
F. Summary of Fiscal and Economic Conditions	V-14
G. Economic Development Policies & Recommendations	V-16
H. Supporting Studies	V-19

VI. Transportation

A. Introduction	VI-1
B. Transportation Goals	VI-1
C. Street and Highway Functional Classification	VI-2
D. Connectivity	VI-9
E. Traffic Calming	VI-10
F. Access Management	VI-11
G. Improvements to the City's Roadway System	VI-12
H. Pedestrian Mobility and Sidewalk Improvements	VI-17
I. Bicycle Mobility and Improvements	VI-18
J. Alternative Transportation Modes	VI-18
K. Transportation Policies and Recommendations	VI-29
L. Supporting Studies	VI-36

VII. Conservation and Open Space

A. Introduction	VII-1
B. Conservation and Open Space Goals	VII-1
C. The City's Natural Resources	VII-2
D. The Open Space Plan	VII-5
E. Conservation and Open Space Policies and Recommendations	VII-22
F. Supporting Studies	VII-29

VIII. Historic Resources

A. Introduction	VIII-1
B. Goals Related to Historic Resources	VIII-1
C. Concord's Historical and Architectural Development	VIII-2
D. Description of Preservation Planning Tools	VIII-7
E. Summary of Historic Preservation Activity to Date	VIII-10
F. Preservation Policies and Recommendations	VIII-14
G. Supporting Studies	VIII-18

IX. Recreation

A. Introduction	IX-1
B. Recreation Goals	IX-1
C. Classification of Parks and Recreation Facilities	IX-2
D. Inventory of Parks and Recreation Facilities	IX-4
E. Recreation Needs Assessment	IX-13

F. Recreation Policies and Recommendations	IX-22
G. Supporting Studies	IX-26

X. Community Facilities [to be provided at a later date]

XI. Public Utilities [to be provided at a later date]

XII. Implementation (Action Plan)

A. Introduction	XII-1
B. Regulatory Amendments	XII-1
C. Capital Improvements	XII-4
D. Programmatic Actions	XII-5
E. Redevelopment	XII-6
F. Further Planning.....	XII-6

List of Tables

I-1 Villages/Master Plan Districts	I-6
III-1 Existing Land Use, 2005	III-4
IV-1 Population by Planning District, 2000	IV-5
IV-2 Household Data by Planning District, 2000	IV-6
IV-3 Population Growth by Census Tract, 1980 – 2000	IV-7
IV-4 Concord Group Quarters Population, 2000	IV-8
IV-5 Population by Census Tract, 2000	IV-9
IV-6 Median Income for Concord	IV-16
IV-7 Summary of Population & Housing Projections	IV-17
IV-8 Household Population Projections	IV-17
IV-9 Housing Projections	IV-18
IV-10 Assisted Housing in Merrimack County Communities	IV-23
V-1 Jobs per Employed Resident	V-2
V-2 Employment by Type for Concord & the State, 2000	V-3
V-3 Employment by Type for Concord & Merrimack County, 2000	V-3
V-4 Concord Service Sector Location Quotient, 2000	V-6
V-5 Manufacturing & Public Administration Employment	V-7
V-6 Concord's Government Sector, 2000	V-7
V-7 Unemployment Rates for Selected Areas: 1994-2003	V-8
V-8 Population and Employment for Merrimack County, 1980 – 2030	V-9
V-9 Population and Employment Projections for Concord	V-10
V-10 Measures of Concord's Self-employment	V-10
V-11 Employment Projections for Concord by Land Use Category	V-11
V-12 City of Concord Property Tax Base	V-12
V-13 Non-Residential Tax Revenues by Property Type	V-13
VI-1 Functional Classification of the Existing Street & Highway System	VI-5
VI-2 Recommended Short-Term Highway Improvements	VI-33

VI-3	Recommended Long Term Highway Improvements	VI-34
IX-1	Summary of City Parks	IX-4
IX-2	City Parks and Recreation Facilities	IX-6
IX-3	School District Facilities	IX-8
IX-4	State and Quasi-Public Recreation Facilities	IX-9
IX-5	Private Recreation Facilities	IX-10
IX-6	Summary of Park Land Needs	IX-18
IX-7	Recreation Facility Standards	IX-19
IX-8	Summary of Recreation Facility Needs	IX-19
IX-9	Current Neighborhood Park Land Need by Master Plan District	IX-21

List of Figures

IV-1	Concord Population Growth, 1800 – 2000	IV-6
IV-2	Age of Housing Stock, 2000	IV-10
IV-3	Type of Housing Unit, 2000	IV-10
IV-4	Average Household Size, 1980 - 2000	IV-11
IV-5	Change in Age Distribution, 1990 - 2000	IV-12
IV-6	Age of Householder, 2000	IV-13
IV-7	Births to Concord Residents, 2000	IV-14
IV-8	Concord School District, Total Enrollment K - 12	IV-14
IV-9	Educational Attainment, 2000	IV-15
V-1	Commuting Patterns of Employees Working in Concord, 2000	V-5
V-2	Employment in Concord, 1980 - 2030	V-8
VI-1	Functional Roadway Classification	VI-3

List of Exhibits

I-1	Villages/Master Plan Districts	I-7
III-1	Existing Land Use	III-5
III-2	Future Land Use Plan	III-19
IV-1	Villages/Master Plan Districts	IV-3
IV-2	Concord Census Tracts, 1980 – 2000	IV-7
VI-1	Functional Classification of the Existing Street & Highway System	VI-7
VI-2	Sidewalk Plan	VI-19
VI-3	Bicycle Plan	VI-21
VI-4	Highway Improvement Plan	VI-37
VII-1	Future Open Space Plan	VII-7
VIII-1	Historic Resources	VIII-15
IX-1	Park and Recreation Plan	IX-11